

# PLANNING AND ZONING COMMISSION AGENDA

Room 206

Tuesday, October 7, 2014

8:00 P.M.

Darien Town Hall, 2 Renshaw Road

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## **PUBLIC HEARING**

**Special Permit Application #282, Carmen Molinos, 16 Stony Brook Road.** Proposing to construct a 30' x 60' sport court and to perform related site development activities. The subject property is located on the east side of Stony Brook Road approximately 530 feet north of its intersection with West Avenue, and is shown on Assessor's Map #18 as Lot #85 in the R-1 (residential) Zone.

***POSTPONED TO OCTOBER 28, 2014.***

**Special Permit Application #249-B, Moon Chun, 172 Heights Road.** Proposing to establish a first floor law office in the space formerly occupied by Darien Krav Maga. The subject property is located on the north side of Heights Road approximately 200 feet east of its intersection with Edgerton Street, and is shown on Assessor's Map #74 as Lot #11 & #12 in the Designed Commercial (DC) Zone.

***POSTPONED TO OCTOBER 28, 2014.***

**Continuation of Public Hearing regarding Land Filling & Regrading Application #333, Michael Glynn & Sara Hamon, 9 Hillside Avenue.** Proposing to expand and extend the existing driveway, install associated retaining wall, and perform related site activities. The subject property is located on the west side of Hillside Avenue approximately 300 feet north of its intersection with Boston Post Road, and is shown on Assessor's Map #47 as Lot #29 in the R-1/3 Zone.

**Subdivision Application #614, Oak Crest Developers, LLC, 56 Maple Street.** Proposing to subdivide the existing parcel into two parcels and perform related site development activities. The property is situated on the south side of Maple Street approximately 275 feet east of its intersection with Lillian Terrace and is shown on Assessor's Map #44 as Lot #58 & #59, located in an R-1/5 (residential) Zone.

**Special Permit Application #170-D/Site Plan, Pure Barre, 313 Heights Road.** Proposal to establish a personal service (fitness studio) use in the first floor space formerly occupied by Gut Reaction within the Noroton Heights Shopping Center. The subject property is located on the north side of Heights Road approximately 300 feet east of its intersection with Hollow Tree Ridge Road, and is shown on Assessor's Map #75 as Lot #22-#24 in the Designed Commercial (DC) Zone.

## **GENERAL MEETING**

***Discussion and deliberation and possible decision on the following:***

**Proposed Amendment to Darien Zoning Regulations put forth by Penelope Glassmeyer.** Proposing to amend the Darien Zoning Regulations by establishing an overlay zone that would apply to larger sites in the R-1 Residence Zone served by public water supply and sanitary sewer. It would allow multi-family age-restricted developments by Special Permit in the R-1 Zone, if the overlay zone is placed upon a property. ***DECISION DEADLINE: 10/7/2014.***

**Land Filling & Regrading Application #334, Wilhem Darien, LLC., 14 Patricia Lane.** Proposing to raze the existing residence and construct a new single-family residence with associated filling, regrading, and stormwater management, and perform related site development activities. *DECISION DEADLINE: 11/27/2014.*

**Coastal Site Plan Review #74-C, Flood Damage Prevention Application #327-A, Land Filling & Regrading Application #305-A, Hamilton & Anabel James, 50 Contentment Island Road.** Proposing to replace/expand existing patio/terrace; raise grade at rear of residence; modify driveway; install landscaping; and perform related site development activities within regulated areas. *DECISION DEADLINE: 11/27/2014.*

**Coastal Site Plan Review #296-A, Flood Damage Prevention Application #336-A, James & Elizabeth Lee, 19-23 Contentment Island Road.** Proposal to rebuild and extend existing sitting wall; install fire pit with associated patio; and perform related site activities within regulated areas. *DECISION DEADLINE: 11/27/2014.*

**Coastal Site Plan Review #170-D, Land Filling & Regrading Application #77-D, Tom & Kathleen Arrix, 138 Goodwives River Road.** Proposing to modify and expand existing driveway; establish motor court with associated retaining walls; install terrace; and to perform related site development activities within a regulated area. *DECISION DEADLINE: 11/27/2014.*

**Special Permit Application #281/Site Plan, Kumon of Darien, 899 Boston Post Road.** Proposing to establish Kumon of Darien (a personal service use) in the first floor space formerly occupied by Koenig Art Emporium. *DECISION DEADLINE: 11/27/2014.*

**Business Site Plan #33-C/Special Permit, Douglas McKay/537 Post Road, LLC, 537 Boston Post Road.** Proposing to convert office space to three apartments within 1,850+/- square feet of the second floor of the existing building at 537 Boston Post Road (above the Compleat Angler), as part of an “after-the-fact” permit. *PUBLIC HEARING CLOSED ON 9/23/2014. DECISION DEADLINE: 11/27/2014.*

**Amendment of Business Site Plan #135-A(2), Venture Yoga, 10 Center Street, CBD Zone.** Request to establish “Row”, a indoor rowing class within a second floor space.

**Approval of Minutes**

September 2, 2014

September 9, 2014

**Any Other Business (Requires two-thirds vote of Commission)**

**ADJOURN.**